173.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	947,400 / 947,400
					USE VALUE:	947,400 / 947,400
					ASSESSED:	947,400 / 947,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OZDEMIR ONUR &
Owner 2:	SCHWARTZ KELLY
Owner 3:	
Street 1:	36 TANAGER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EDELSTEIN RISA C -
Owner 2:	KOLL FRANK H -
Street 1:	36 TANAGER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Vinyl Exterior and 2496 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	516,300	600	430,500	947,400
Total Card	0.149	516,300	600	430,500	947,400
Total Parcel	0.149	516,300	600	430,500	947,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.51 /Parcel: 379.51

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115547

GIS Ref

GIS Ref

Insp Date 06/19/18

!13476!

PREVIOUS ASSESSMENT

Parcel ID 173.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	516,300	600	6,500.	430,500	947,400		Year end	12/23/2021
2021	101	FV	501,000	600	6,500.	430,500	932,100		Year End Roll	12/10/2020
2020	101	FV	500,900	600	6,500.	430,500	932,000	932,000	Year End Roll	12/18/2019
2019	101	FV	375,700	700	6,500.	430,500	806,900	806,900	Year End Roll	1/3/2019
2018	101	FV	375,700	0	6,500.	381,300	757,000	757,000	Year End Roll	12/20/2017
2017	101	FV	375,700	0	6,500.	319,800	695,500	695,500	Year End Roll	1/3/2017
2016	101	FV	375,100	0	6,500.	319,800	694,900	694,900	Year End	1/4/2016
2015	101	FV	354,300	0	6,500.	276,800	631,100	631,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:09:20

LAST REV

Date	Time
11/13/18	14:19:40
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13476

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDELSTEIN RISA	66081-207		9/16/2015		842,500	No	No		See document filed 66053:462 "Special Master"
EDELSTEIN RISA	28301-390		3/13/1998	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	115547
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2018	1353	Redo Kit	40,000	C				
8/12/2016	2024	Re-Roof	11,250	C				
12/15/2010	2412	Siding	9,950					
6/21/1999	365	Redo Bat	8,000					REMODEL BATH
9/9/1992	425		30,000					REMODEL ROOM,BA+KI

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2018	MEAS&NOTICE	BS	Barbara S
8/25/2016	Sales Review	PT	Paul T
10/21/2008	Meas/Inspect	163	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	8									430,498						430,500	

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,498	Spl Credit		Total:	430,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	17 - Shakes	30	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	70
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.07060564
Const Adj.:	1.02601743
Adj $ / SQ:	148.292
Other Features:	100863
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634245
Depreciation:	117969
Depreciated Total:	516275

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

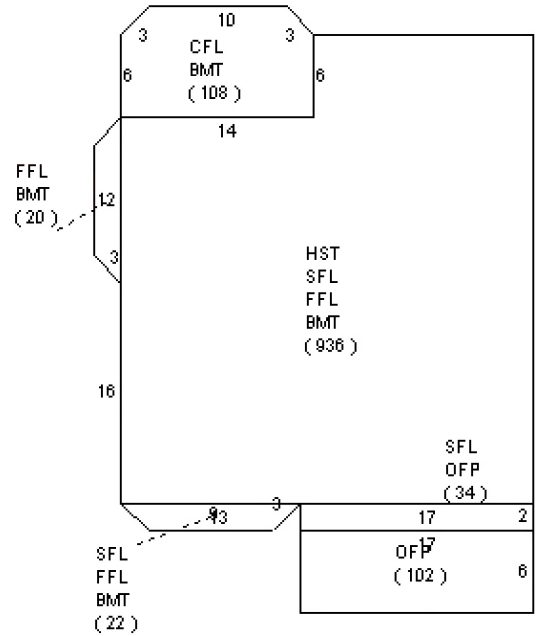
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	179.43
Special Features:	0	Val/Su Net:	138.86
Final Total:	516300	Val/Su SzAd	206.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,086	44.490	48,314
FFL	First Floor	978	148.290	145,030
SFL	Second Floor	942	148.290	139,750
HST	Half Story	468	148.290	69,401
OFP	Open Porch	136	29.380	3,995
CFL	Cathflr	108	155.710	16,816

Net Sketched Area:	3,718			Total:	423,306
Size Ad	2496.4000	Gross Area	4236	FinArea	2496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 173.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X15	A	AV	2006	4.75	T	10.4	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600